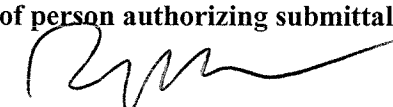


LEWIS COUNTY ECONOMIC DEVELOPMENT PUBLIC FACILITIES PROJECT PROPOSAL

Date: February 22, 2016	Lewis County #
Applicant: Port of Chehalis	Address: 321 Maurin Road
Contact Name: Randy Mueller	City, State, Zip: Chehalis, WA 98532
County: Lewis	Phone: 360-748-9365
Signature & Position of person authorizing submittal: Randy Mueller, CEO 	Fax/Email: Email: rmueller@portofchehalis.com Fax: none
Project Title: Habein Road Industrial Complex	
Project Type: (specify your current need)	
<input checked="" type="checkbox"/> Engineering. <input checked="" type="checkbox"/> Infrastructure development <input type="checkbox"/> Building construction.	Is your request a funding gap? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> What are you requesting now?: \$125,000 If yes, how many phases and how many years? <div style="border: 1px solid black; padding: 2px; text-align: center;">3 Phases over 7 years</div>
Total project cost : \$750,000	
Amount raised to date: N/A	
Is this a phased in Project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is this a Loan <input type="checkbox"/> or a Grant <input checked="" type="checkbox"/> request?	

1. Briefly describe your project. When did you start work on it? Who is involved? What is the scope of the project? (Use provided space only.) ***In 2012 the Port of Chehalis purchased the 6.5 acres and buildings at 123 Habein Road for the purpose of creating an industrial campus to foster business development and job growth. Phase 1 was the acquisition & remodeling of the main building to accommodate an industrial user. Phase 2 is to acquire neighboring property, engineer a site design, including a rail spur, and commence grade and fill actions to make the property shovel ready. Phase 3 will be construction of the site to include rail, industrial buildings, road access and laydown yards. This portion of Phase 2 will include environmental sampling of a neighboring property, engineered site design, and permitting. Phase 3 will entail actual construction.***

2. How does the project satisfy, in whole or in part, your economic diversification strategy?
The mission of the Port of Chehalis is to be a catalyst for economic growth and diversification by recruiting new business and industry and supporting the retention and expansion of existing ones. This project will create a new industrial complex leveraging the infrastructure already in place to attract new businesses and drive job creation. This project contributes to the continued build out of Port and industrial facilities and infrastructure in the Chehalis Industrial Park

3. Is this project a documented county wide priority? **No**
☐ Yes it ranks ☐ (1st, 2nd, etc.) in our county wide prioritization process.

4. Summarize efforts taken to date regarding the project in terms of specific steps/studies and dates of action, where appropriate. (Use provided space only.)

A. Is this project part of a plan (capital facilities, growth management, business, etc.)? **Yes. Port of Chehalis Comprehensive Scheme of Harbor Improvements and Capital Facilities Plan**

B. What engineering reports and feasibility studies have been prepared, and when? *On the property owned by the Port of Chehalis a Phase 1 ESA was completed in 2012. Extensive remodeling has been completed on the larger industrial building to accommodate an industrial user.*

5. Summarize efforts you've taken to date regarding the project in terms of: (Give specific titles and dates of adoption where appropriate. (Use provided space only.)

A. Have you secured funds for this project from local, state or federal programs or foundations? Specify sources, including local match and dollar amounts. If there are conditions attached to any of these secured funding sources, please specify. *No*

B. Are there other efforts you have made that are unique to this project?

The Port of Chehalis, and Lewis County have invested over \$1.5 million in the purchase and development of this site. To date, this is the public contribution to the site's development.

What are the anticipated outcomes of this project in terms of the criteria identified below? **Quantify information where possible.** (If a section does not apply, mark it "NA".)

How many full-time, permanent jobs will this project create or retain?

Retain? Create in 1-3 years? *50* Create in 3-5 years? *50*

What is the size of the population that will benefit by these infrastructure improvements?

Lewis County, 77,000

How will this project improve local infrastructure capacity?

Local infrastructure is lacking in quality industrial land and buildings. This project will increase useable industrial land by 4 acres and useable industrial building space by over 100,000 sf

How many businesses do you plan on serving with this project?

At least 4 additional businesses in addition to the 4 currently served by this property.

How many months will the work on this project take to complete?

This is the third year of a 7 year project.

6. Are there other factors significant to this project that we should be aware of, such as emergency declaration, bird in hand industry, volunteer efforts, etc? (Use provided space only.) *No*

7. What **quantifiable outcomes** are you going to track to measure the success of this project? (Use provided space only.)

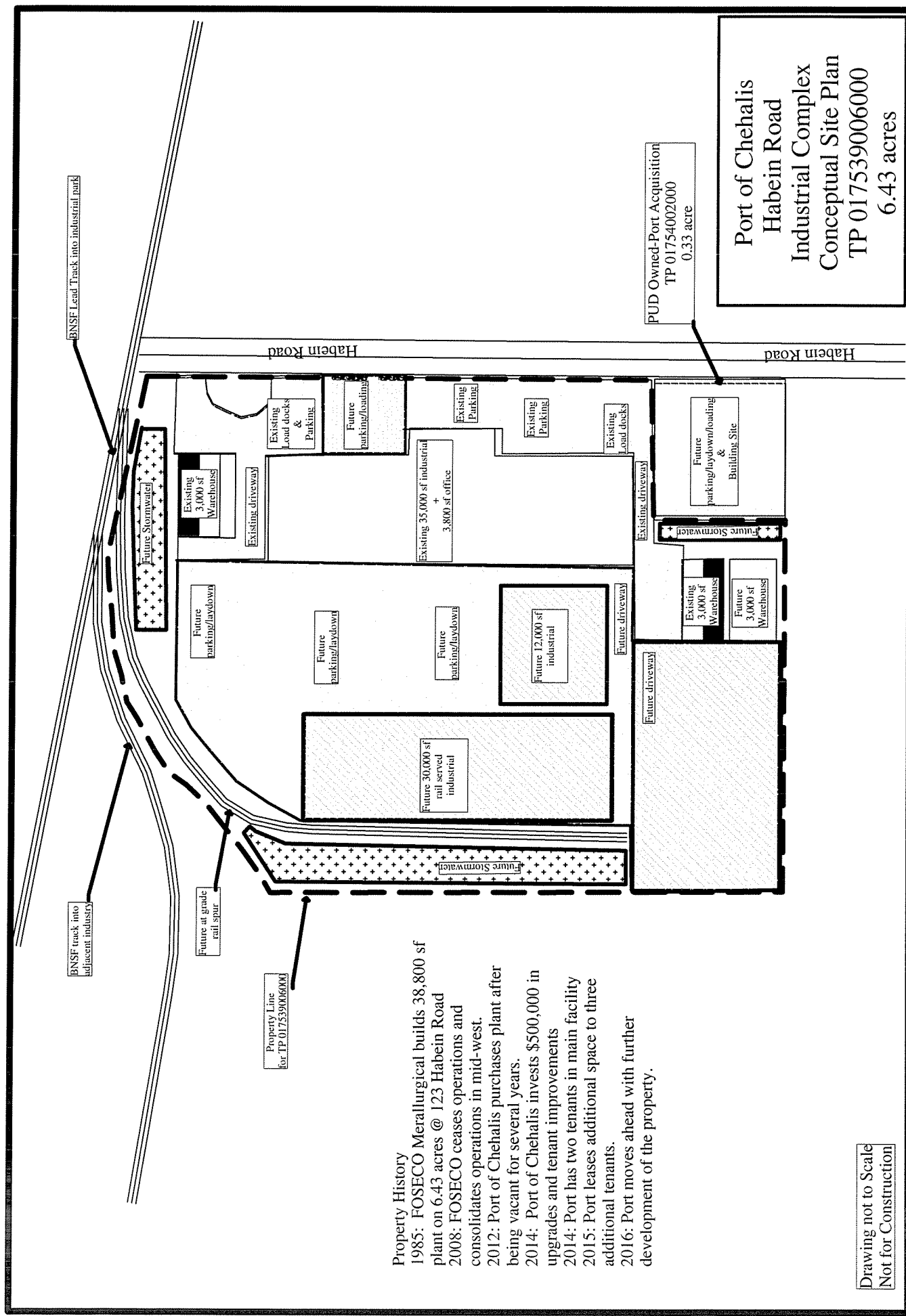
100,000 additional square feet of industrial buildings

Additional industrial rail served acreage

4 additional acres of developable industrial land

100 new employees over the next 5 years

\$400,000 additional operating revenue to the Port of Chehalis each year at full build out



Property History
 1985: FOSECO Metallurgical builds 38,800 sf plant on 6.43 acres @ 123 Habein Road
 2008: FOSECO ceases operations and consolidates operations in mid-west.
 2012: Port of Chehalis purchases plant after being vacant for several years.
 2014: Port of Chehalis invests \$500,000 in upgrades and tenant improvements
 2014: Port has two tenants in main facility
 2015: Port leases additional space to three additional tenants.
 2016: Port moves ahead with further development of the property.

Drawing not to Scale
Not for Construction